



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

Manhattan Dismantle Project Working Group Meeting

February 19, 2025



MN Manhattan Dismantle

January 2025

Agenda

- 1 Introductions
- 2 Working Group Goals, Scope, Ground Rules
- 3 Dismantle Project Updates
- 4 Update from Excel
(Independent Environmental Monitor)
- 5 BBJ Manhattan Facility
- 6 Discussion

Manhattan

Dismantle Project Updates

January 2025

Dismantle Milestones

Milestones	Estimated Dates
South Tower Sidewalk Shed	Completed – Summer 2023
North Tower Scaffolding & Screen Cover	Completed – Summer 2023
Phasing Plan Change from Phase 1 to Phase 2	Completed – Winter 2023/2024
Interim Sally Port Completion	Completed – Winter 2023/2024
North Tower Dismantlement	Ongoing through February 2025
- HVAC unit relocation	Completed – Summer 2024
- Chung Pak commercial side – parapet, infill wall, waterproofing	Ongoing through end of March 2025
- Chung Pak residential side – North Tower Gym wall removal, waterproofing	Ongoing through end of March 2025
South Tower Dismantlement	February 2024 through March 2025
Substantial Completion	Through March 2025

*Estimated Dates and Milestones are subject to change

INFORMATIONAL PURPOSES ONLY

Dismantle Progress Photo



Site Preparation and Chung Pak Wall Waterproofing (2/12/2025)

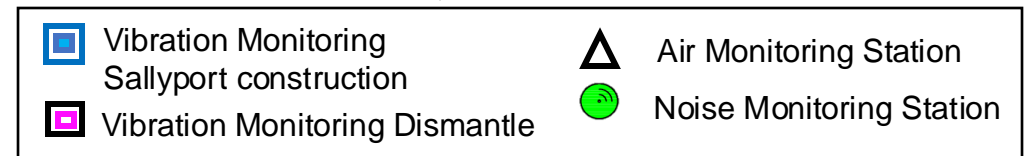
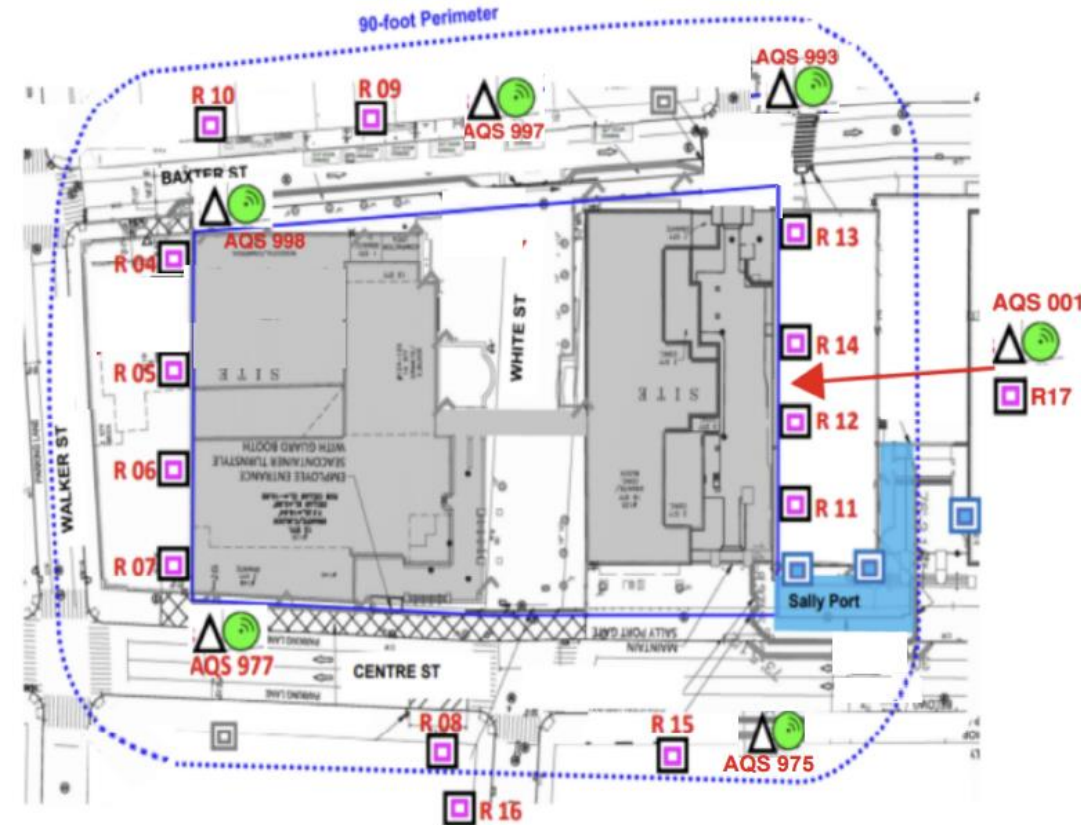
Environmental Monitoring Plan

Vibration Monitoring:

- MTA Monitor plan has been approved and implemented. 26 vibration monitors are placed in the MTA tunnel along Centre St and monitoring is ongoing.
- Pre-Construction existing surveys have been completed for buildings within a 90-foot perimeter of the site whose owners permitted Gramercy access. At the request of DCTV, the team also completed a pre-construction survey of the Firehouse at 87 Lafayette St. Pre-Construction surveys include photographic documentation of the buildings to assess any potential future damage claims.
- 3 vibration monitors are placed on site during sally port construction.
- 16 vibration monitors are placed in a 90-foot perimeter of the site during the dismantle phase, including one located at the DCTV Firehouse.

Noise & Air Quality Monitoring:

- The Action Level is set below the Permissible Exposure Levels (PEL). When Action Levels are reached, the construction activities are assessed, and the contractor immediately acts to apply steps to control dust and emissions before the PEL is reached.
- 4 noise and particulate monitoring stations will be placed at each corner of the site during the dismantle phase.
- Noise and particulate monitoring is performed on a continuous basis.
- The BBJ Construction Management Team, Project Contractors and Environmental Specialists receive real time alerts when Particulate Matter (PM), decibels (dBa), or velocity of vibration (ips) number approach an Action Level.



* The location of monitoring stations presented is referential. Air/Noise Monitoring station located in Sally Port area will be relocated in Phase 2.

Air Quality/Noise Monitors Near Chung Pak



Air Quality Monitor/Noise on Baxter St and Chung Pak



Air Quality/Noise Monitor on Centre St and Chung Pak (relocated on 7/31/2024)

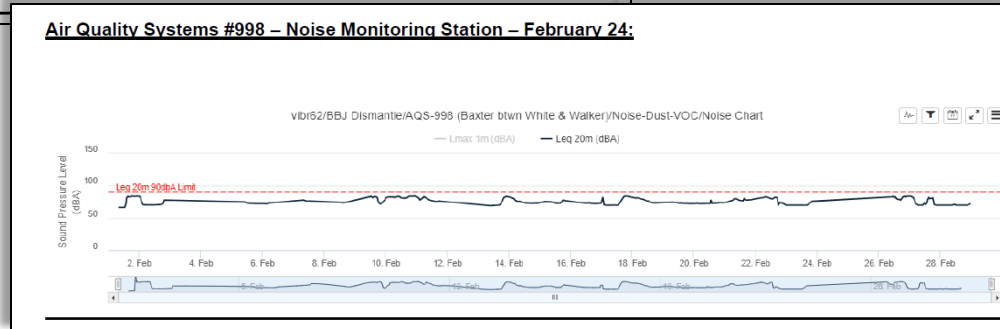
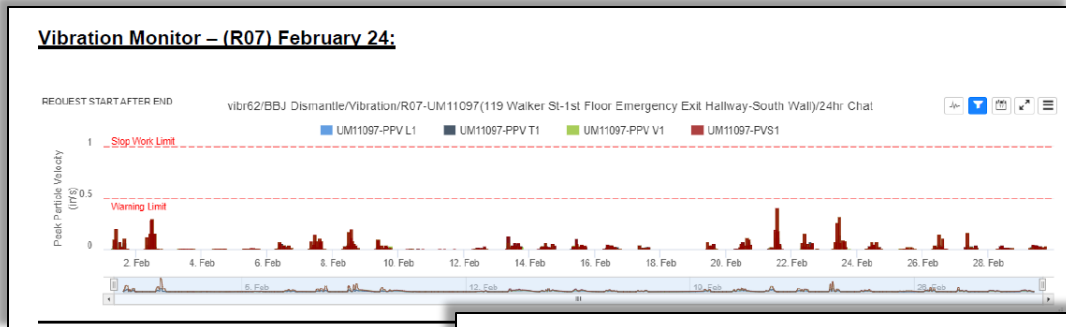
Communications About Environmental Monitoring

The BBJ team provides environmental monitoring updates at the Community Board 1 Quality of Life Committee Meetings and Working Group meetings.

Monthly public-facing environmental monitoring reports and environmental factsheets are posted on the BBJ website:

<https://rikers.cityofnewyork.us/environmental-monitoring-reports/>

Environmental monitoring and reporting will continue during the facility construction phase.



**Department of
Design and
Construction**

AECOM-Hill JV
2/01/2024

**AIR, NOISE AND VIBRATION
MONTHLY MONITORING REPORT**
Number 019 – February 2024

Prepared By:
Gramercy
Group Inc.

DDC. Project ID:	BBJ M DSS	Period Start:	2/01/24 End 2/29/24
Project Name:	NYC Borough Based Jails System – Manhattan Dismantle and Swing Space		
DDC Pin No.:	8502021CR0004P-06P		
1) Community Air Monitoring Monthly Status Summary TWA – Time Weighted Average ug/m ³ - micrograms per cubic meter			
Number of Workdays in a Month	Number of Air Monitoring Days in a Month	Number of Days with Dust Concentrations above Action Concentrations by Month (100 ug/m ³ 15 minute TWA)	Comments
25	29	0	During the month of February, there were zero days where we had a dust concentration exceedance. Air monitoring was continued throughout every day of the month even on weekends when no work was being performed. No construction-related exceedances were noted.
Community Air Monitoring Excursions and Corrective Actions Action Concentration = 100 ug/m ³ 15 minute TWA above background concentration Stop Work Concentration = 150 ug/m ³ 15 minute TWA above background concentration			
Date: Time	Maximum Dust Reading Before Corrective Action 15 Minute TWA (ug/m ³)	Maximum Dust Reading After Corrective Action 15 Minute TWA (ug/m ³)	Corrective Action
N/A	N/A	N/A	N/A

Page 1 of 15

Environmental Monitors Check Up Frequency

- Daily real-time monitoring check
- Technicians are on site several days a week to check and ensure all monitors are running
- CCL and Excel can check real-time monitoring data if community members have air quality, noise, and vibration concerns before monthly reports are published.

Environmental Monitoring Updates

December 2024 & January 2025

Air Quality Monitoring



We experienced **Zero instances in December 24 and Zero in January 25** where the dust concentration was above threshold. **Construction-related levels of Particulate Matter (PM) PM10 did not surpass Daily Permissible Exposure Limits (PEL)** as set by federal standards for the 24-hour Time Weighted Average (TWA), or daily value, and did not cause air quality concerns to the public or on-site workers.

Noise Monitoring



There were 6 instances in December 24 and Zero in January 25 of noise level exceedances generated by construction activity.

In December 24, most instances were associated with monitors AQS#992 & #998 due to the North Tower Gym Wall dismantlement. AQS #992 was removed from the first-floor corridor in Chung Pak on 12/19/24 after the completion of the North Tower Gym Wall dismantlement. Mitigation effort were as follows:

- **Adjusted chopping locations**
- **Added more sound blankets**

Vibration Monitoring



We experienced **3 instances in December 24 and Zero in January 25** of vibration exceedances resulting from construction activity.

In December 24, these instances were associated with vibration monitors R5 and R6 due the debris removal work. All other monitors showed results of vibration being under the stop work limit of 1.0 (in/sec), ensuring the structural integrity of the buildings adjacent to the site.

Mitigation effort were as follows:

- **Work activity in this location was stopped, the operator of this location was notified, construction methods were evaluated, and work was adjusted accordingly**



BBJ Manhattan Facility

January 2025

Peer Review Purpose and Goals

- As part of the efforts to secure high quality and constructible design for the new BBJ Program, DDC and MOCJ developed a Peer Review Panel for each of the four Borough-Based Facilities.
- A Peer Review is an evaluation of scientific, academic, or professional work by others working in the same field for accuracy and quality.
- The BBJ Peer Review Panel follows a best practice for public sector design-build processes. By providing the insight of qualified and experienced outside professionals, it expands the roster of professional support available to ensure that the City's vision for justice reform and Project Excellence can be accomplished. All reviews are confidential and advisory.
- The BBJ Peer Review focuses on design quality and innovation of the buildings (inside and outside) and the public realm and relationship to surrounding communities.

Community Engagement Plan

One community introductory meeting after Notice to Proceed (NTP)

- **Purpose:** Introduce the selected Design-Build team, review previous community design input, and share the upcoming community design input plan.

Two community design workshops and one Community Board 1 presentation

- Design Input Workshop I (+ approx. 1-2 week online feedback period)
- Design Input Workshop II (+ approx. 1-2 week online feedback period)
- Community Board 1 Land Use Committee
- **Purpose:** Receive and incorporate community input before PDC Conceptual Review

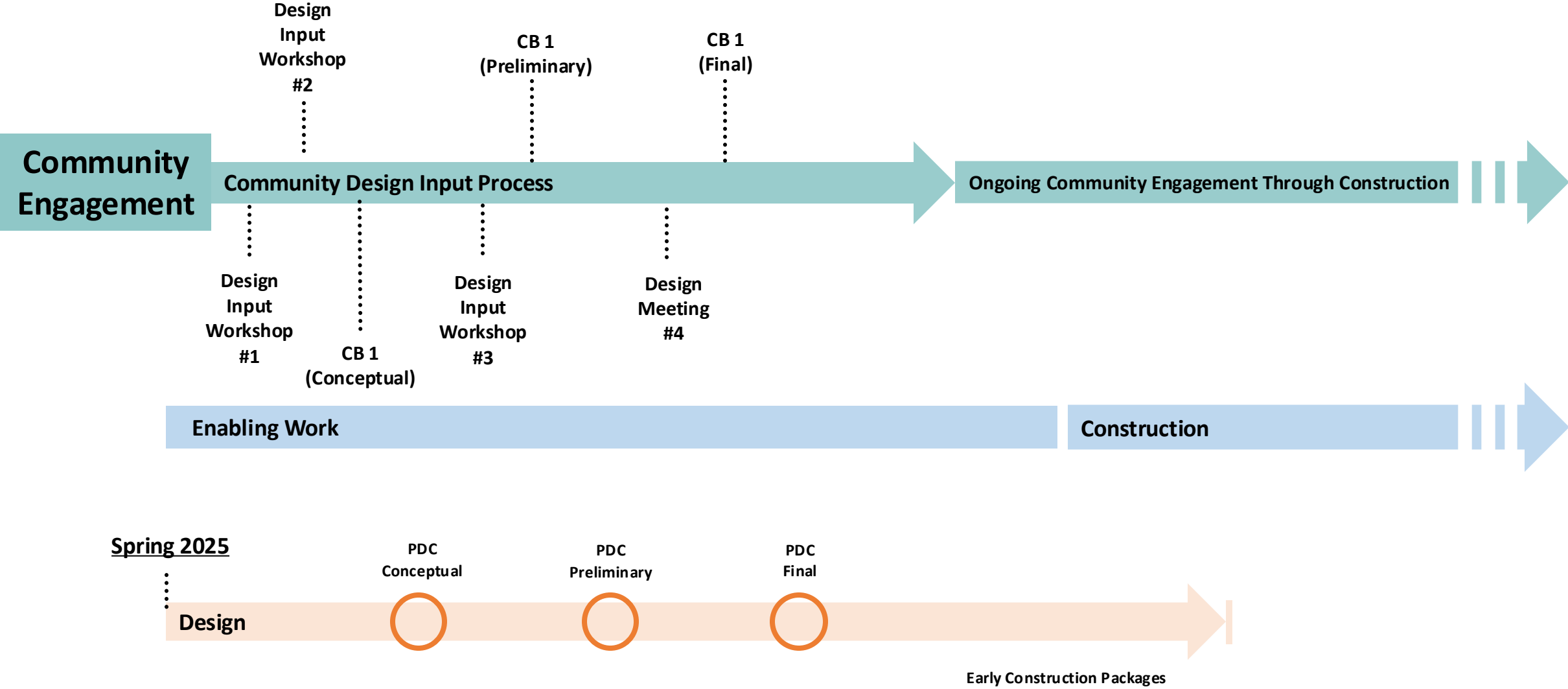
One community design workshop and one Community Board 1 presentation

- Design Input Workshop III (+ approx. 1-2 week online feedback period)
- Community Board 1 Land Use Committee
- **Purpose:** Receive and incorporate community input before PDC Preliminary Review

One additional community presentation and one Community Board 1 presentation

- Design Meeting IV (+ approx. 1-2 week online feedback period)
- Community Board 1 Land Use Committee
- **Purpose:** To report back before PDC Final Review to show how community feedback was incorporated

BBJ Design-Build & Engagement Process



Community Resources During Construction



BBJ Website

<https://rikers.cityofnewyork.us/>



Designated Phone Number



Weekly Look Ahead



72-Hour Advisories for Impactful Construction Activities



Community Construction Liaison
& Field Office

Nikita Sin - Manhattan BBJ CCL

(646) 216-3828 / Manhattancccl@bbjnyc.com

110 Walker Street: Monday – Friday, 7:00am - 3:30pm

Preferred Drop-in Hours:

Tue: 1pm – 2pm

Wed: 10:30am – 12:30pm

Thu: 9am – 11am



Manhattan

Q & A

January 2025



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Borough-Based Jails

Thank You



MN Manhattan Dismantle

January 2025